

RESOLUTION NO. CR-78-02

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR CLAYBROOKE CROSSING SUBDIVISION, LOCATED AT THE NORTHWEST CORNER OF HAUGHN AND ORDERS ROAD

WHEREAS, on October 22, 2002, the Planning Commission approved the Development Plan for Claybrooke Crossing, with the following stipulations:

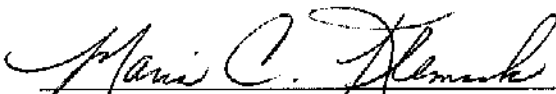
1. Section II, Sub area B, subsection 7, and Section III, Parcel II, subsection 7, Development Text, to delete words "wood fence" and insert "screening and around patios";
2. Condo locations having two (2) or more utility meters located together to be screened by evergreen landscaping;
3. Roof pitch for front gable elevations to be a minimum of 7/12; and

WHEREAS, per a memorandum dated October 25, 2002 from the Development Director, these stipulations have been remedied and the Revised Development Standards Text is attached hereto as Exhibit "A".

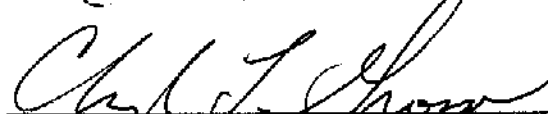
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Claybrooke Crossing, located at the northwest corner of Haughn & Orders Roads, with the Revised Development Standards Text, attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor


Passed: 11-18-02
Effective: 11-18-02

Attest:



Tami K. Kelly, CMC/AAB, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

CLAYBROOKE CROSSING

**110 \pm ACRES, HAUGHN AND ORDERS ROADS
GROVE CITY, OHIO**

**74.7 \pm ACRES ZONED PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)
AND
35.7 \pm ACRES ZONED SINGLE FAMILY RESIDENTIAL (R-1)**

Applicant:

Centex Homes
2550 Corporate Exchange Drive Ste 10
Columbus OH 43231-1660

DEVELOPMENT STANDARDS TEXT

Text Date:

November 18, 2002

I. PROJECT INTRODUCTION

This Claybrooke Crossing Development Standards Text establishes development standards for the development of 110± acres of land bounded by Haughn Road to the east, Orders Road to the south and a vacant 82.6± acre parcel to the west, in Grove City Ohio as more particularly described in the legal descriptions submitted with the application for development plan approval (the "Property").

The Property is divided into two parcels. Parcel 1 consists of 74.7 acres of land and was rezoned to the PUD-R zoning classification on August 13, 2002, by Ordinance No. C-84-02. Parcel 1 is divided into Subarea A which was rezoned for residential condominium development and Subarea B which was rezoned for single-family residential development as set forth in the Zoning Text, dated November 18, 2002, attached to Ordinance No. C-84-02.

Parcel 2 consists of 35.7 acres and is zoned Single-Family Residential (R-1).

II. PARCEL 1. Except as otherwise specified herein, Parcel 1 shall be developed in accordance with the Development Plan containing ten (10) pages, dated October 15, 2002 subject to minor changes due to final engineering (the "Plan").

A. Subarea A Development Standards (16.9± acres). Subarea A will be developed with residential condominiums as permitted in the Zoning Text. In addition to the Plan and this Text, the buildings constructed in Subarea A shall be built in compliance with the architectural elevations submitted as part of the application for Development Plan approval subject to minor changes due to architectural or engineering refinement of the units as approved by the City Administrator.

(1). Height, Setbacks, Home Sizes

- (a). No building shall exceed two stories or thirty-five (35) feet measured from the grade of the building's front elevation.
- (b). Setbacks along the Interior Road (as shown on the Plan) shall be twenty-five (25) feet from the right-of-way.
- (c). Setbacks along realigned Haughn Road (as shown on the Plan) shall be thirty (30) feet from the right-of-way.
- (d). All interior building setbacks shall be a minimum of thirty (30) feet from adjacent property lines.
- (e). All condominium units shall have minimum floor areas, exclusive of basements, attics, garages, garage spaces, unheated porches, decks, set forth below:
 - (i). All ranch units shall have a minimum floor area of 1,400 square feet per unit.

- (ii). All two-story units shall have a minimum floor area of 1,700 square feet per unit.

(2). Access & Parking

- (a). Two (2) full permanent curb cuts to the development, one from realigned Haughn Road, one from the Interior Road shall be permitted.
- (b). The condominium documents shall provide that no parking shall be allowed on interior roadways.
- (c). The main access road from the realigned Haughn Road shall be thirty-six (36) feet in width face-to-face of curb and extend into the site 100 feet and taper to a 25 to 1 ratio to the loop road system. Interior Roadways shall incorporate curbs and shall be twenty-four (24) feet in width face to face of curb and driveways shall be eighteen (18) feet in width.
- (d). All units shall have a two-car attached garage, with parking permitted in driveway in front of the garage door.
- (e). All interior roadways shall be private and their connection to public right-of-way has been reviewed and approved by the City Engineer.
- (f). There will be a minimum additional fifteen (15) off-street parking spaces provided throughout the development.
- (g). No buildings within seventy-five (75) feet of public road right-of-way shall back onto said public roads.

(3). Dumpsters & Mailboxes

- (a). No centralized dumpsters shall be used, and each unit shall have residential trash pick-up.
- (b). Mailboxes to be in banks, subject to applicable U.S. Postal Service regulations.

(4). Building Design

- (a). Building details shall include the following:
 - (i). Shingles – Black Dimensional GAF Timberline 30 year

- (ii). Siding – White Certainteed Triple Three .044 Grade or better
 - (iii). Brick – Old Virginia Brick/Woodland
 - (iv). Gutters and Trim – White Alcoa
 - (v). Entry Door – Black Therma Tru Smooth Star
 - (vi). Windows – White Silverline Series
 - (vii). Garage Door – White Clopay 16' x 7' Insulated
 - (viii). Patio – Concrete or Brick Option
 - (ix). Soffit and Fascia – White Vinyl Soffit and White Aluminum Coil Stock Fascia
 - (x). Flashing – 16 Gauge Apron Flashing
- (b). A minimum of 50% of any building elevation within 75' of public road right-of-way and fronting on said right-of-way shall be brick. In calculating the exterior wall finish percentage, windows and doors, including garage doors shall not be included.
 - (c). Subarea A will be developed with a mix of one-bedroom (with den) and two and three-bedroom ranch units and two and three bedroom two-story units.
 - (d). Fireplaces and patios to be offered as an option by the Developer. Soil conditions permitting, basements will also be provided as an option to buyer.
 - (e). All units will have either a vaulted or cathedral ceiling as a design element in a portion of the unit.

(5). Lighting

- (a). Interior site lighting will be provided by residential type streetlights. The lighting poles shall have lantern type fixtures. All lighting poles and fixtures shall be uniform in design and be black in color. No pole lighting standards shall exceed a total of twelve (12) feet in height.
- (b). Main entry feature signage shall be landscaped and lit with concealed uplights.

(6). Landscaping, Buffering & Open Space

- (a). Landscape plans for the entire site are submitted on pages 6, 7, and 8 of the Plan. The landscape plans shall be reviewed and approved by City's Urban Forester and City Engineer as part of the Development Plan approval.
- (b). A typical landscape plan for the units shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). A gate house covering the water meter may be constructed within the building setback of the Interior Road as shown on the Development Plan. The size and architectural elevation of the gatehouse shall be approved by the Grove City Chief Building Official (the "CBO"). The gatehouse shall generally be 12' by 18' and approximately 17 feet in height measured to peak of roof. Roof shall be a minimum pitch of 8/12 with black shingles.
- (d). Any above ground utility connections shall be landscaped. Any portion of a building having two or more gas or electric meters located side-by-side shall be landscaped with evergreens to improve visual impact.

(7). Graphics

- (a). Permanent entry features may be located at the entrances. Detail is shown on pages 6, 7 and 8 of the Development Plan and approved as part of the approval process.
- (b). Directional signage will be used within the development and shall conform to City of Grove City standard.

B. Subarea B Development Standards (57.8 acres). Subarea B will be developed with single-family residential homes as permitted in the Zoning Text.

(1). Height, Setbacks and House Sizes

- (a). No building shall exceed two stories or thirty five (35) feet in height as measured at the grade of the front elevation of the building.
- (b). Building setbacks from public road right-of-way shall be as shown on the Plan. The building setbacks from Haughn Road and the Interior Road may be reduced to 30' provided garages are side loaded.
- (c). A thirty (30) foot open space/no build zone area shall be established along the north property line of Subarea B. Within the area, no buildings or

structures, except fences shall be permitted. Landscaping and gardens shall be permitted within the area.

- (d). The minimum building side yard setback shall be six (6) feet.
- (e). Minimum house sizes shall be 1,600 square feet for ranch and one and one-half story homes and 1,800 square feet for two-story homes. All homes built on lots with lot widths of less than 80' shall be a minimum size of 1,900 square feet. All model homes shall be a minimum of 2,000 square feet in size. At least 50% of all model homes constructed on the Property shall be one of the homes depicted on Exhibit 1 hereto.

(2). Building and Lot Design

- (a). Except as otherwise shown on the Plan, no homes shall back onto public roads.
- (b). Those lots on which homes face frontage along the Interior Road and Haughn Road shall be developed with driveways of a size sufficient to allow cars to turn around and head out of the lot onto those roadways. Turn around detail are shown on the Development Plan.
- (c). Soil conditions permitting, homes shall have full or partial basements.
- (d). Roof gables on the front elevation of all homes shall have a roof pitch of 7/12 or greater.

(3). Landscaping

- (a). Applicant may construct a walking path and other similar amenities within the floodway and floodway fringe, but no buildings intended for residential occupancy shall be located therein.
- (b). Landscaping, including buffer areas, are shown on the landscape plan which shall be reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). An entry feature to Subarea B shall be established on Haughn Road. The entry feature, including structures, may be constructed within the established building setback.
- (d). A landscape buffer along Haughn Road shall be established across any lot which backs on to Haughn Road.
- (e). A typical landscape plan for the homes shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.

(4). Lighting

Decorative street lighting will be installed with the completion of each section (12' poles, HADCO lighting and black aluminum poles). Interior street lighting will be on alternating side of the street. All lighting shall be cut-off, down or up-cast as required by Grove City ordinances, and no unshielded wall-pack lighting will be used.

(5). Pools

No above-ground swimming pools shall be erected or permitted.

(6). Mailboxes

Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on the Plan.

(7). Fences

Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Wood or vinyl fences, with a maximum height of 4 feet, will be permitted along property lines behind building setbacks (see Exhibit 2). Notwithstanding the foregoing, decorative screening around patios approved by the developer or home owners' association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height may be permitted.

III. PARCEL 2 (35.7± acres). Parcel 2 shall be developed under the R-1 development standards except as hereinafter set forth:

(1). Setback Requirements

- (a). Building setback requirements from public roads shall be shown on Development Plan. The building setbacks from the Interior Road may be reduced to 30' provided garages are side loaded.
- (b). A thirty (30) foot open space/no building zone area shall be established along the north property line of Parcel 2. Within the area, no buildings or structures, except fences shall be permitted. Landscaping and gardens shall be permitted within the area.

(2). Building and Lot Design

- (a). Except as otherwise shown on the Plan, no homes shall back onto public roads.

- (b). Those lots on which homes face frontage along the Interior Road shall be developed with driveways of a size sufficient to allow cars to turn around and head out of the lot onto the Interior Road.
- (c). Soil conditions permitting, homes shall have full or partial basements
- (d). Roof gables on the front elevation of all homes shall have a roof pitch of 7/12 or greater.

(3). Landscaping

- (a). Applicant may construct a walking path and other similar amenities within the floodway and floodway fringe, but no buildings intended for residential occupancy shall be located therein.
- (b). Landscaping, including buffer areas, are shown on the landscape plan which shall be reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). A typical landscape plan for the homes shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.

(4). Pools

No above-ground swimming pools shall be erected or permitted.

(5). Mailboxes

Each single-family home will have the same style pole mounted mailbox, installed by builder, as depicted on the Plan.

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Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Wood or vinyl fences, with a maximum height of 4 feet, will be permitted along property lines behind building setbacks (see Exhibit 2). Notwithstanding the foregoing, decorative screening around patios approved by the developer or home owners' association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height may be permitted.

IV. General Requirements for both Parcel 1 and 2.

- (1). The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.

- (2). Subject to the approval of the utility provider, all new utility lines for this development shall be installed underground.
- (3). Developer to provide 40 feet from the centerline of Orders Road for roadway purposes.


V. General Requirements for Subarea B of Parcel 1 and Parcel 2.

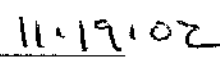
- (a). A minimum of 55% of all single-family homes constructed on the Property shall be from the Centex Homes Classic Series. Elevations of the current homes comprising the Classic Series are depicted on Exhibit 1 (8 pages) attached hereto. Subject to the approval of the CBO, applicant may add new models to the Classic Series provided the new models are not significantly different in house size or exterior building elevation from those homes attached hereto as Exhibit 1. Applicant may also make minor architectural changes to those homes attached hereto, subject to the approval of the CBO.
- (b). In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than 2 lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side. Additionally, home brick colors may not be repeated side-by-side or directly across the street and home siding colors cannot be repeated side-by-side.

V. Penalty.

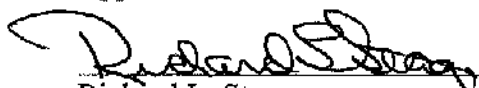
Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

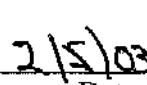
Applicant, for itself, its successors and assigns, including successor's owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.


Terry E. Andrews
Centex Homes


Date

Approved:


Richard L. Stage
City Administrator


Date

OWNERS:

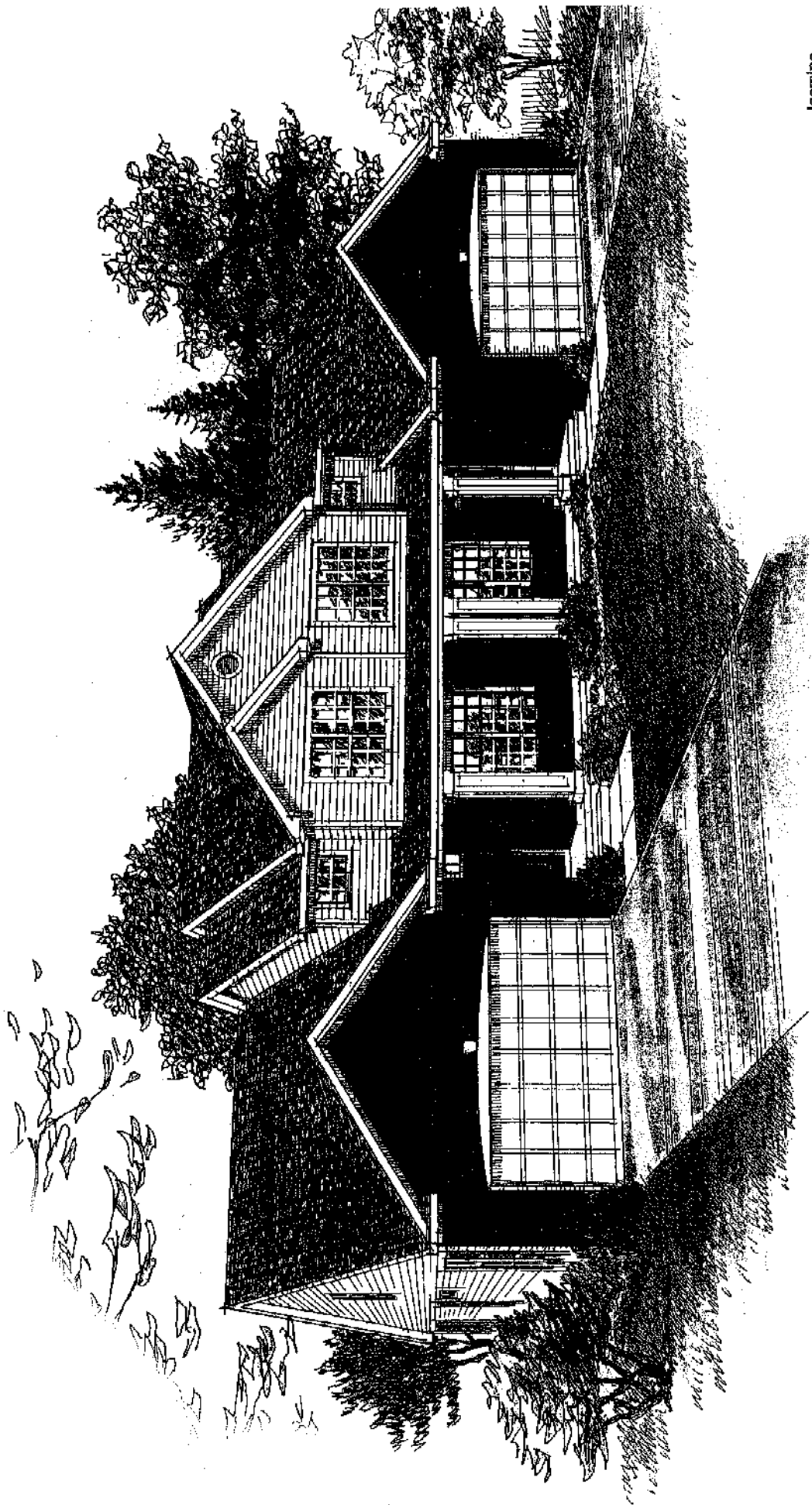
Jeffrey S. Brown 12/4/2002
Jeffrey S. Brown Date

Jay Worly 12/10/02
Jay Worly Date

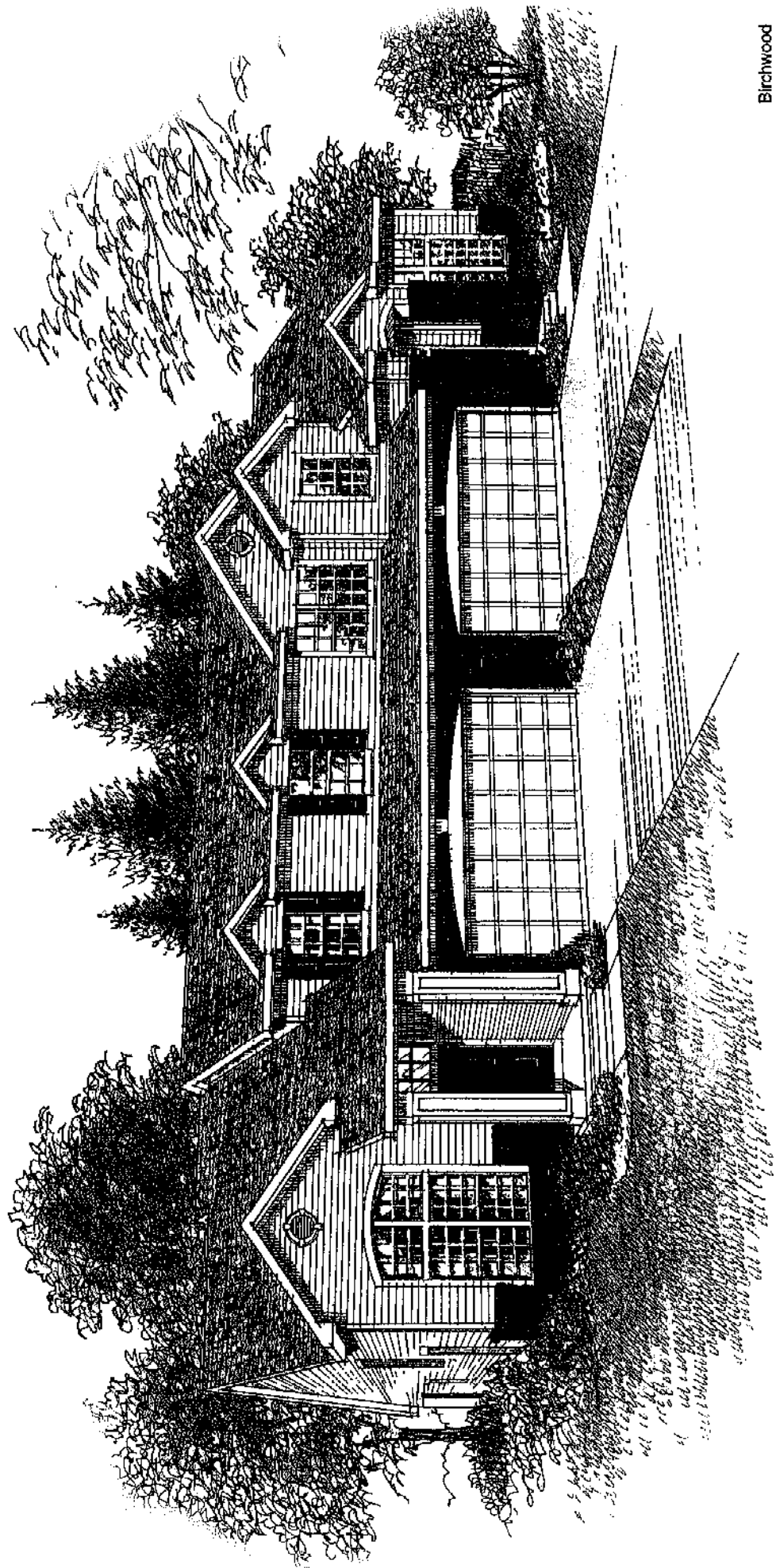
George Guffey 12-7-02
George Guffey Date

Deeann M. Brown 12-4-02
Deeann M. Brown Date

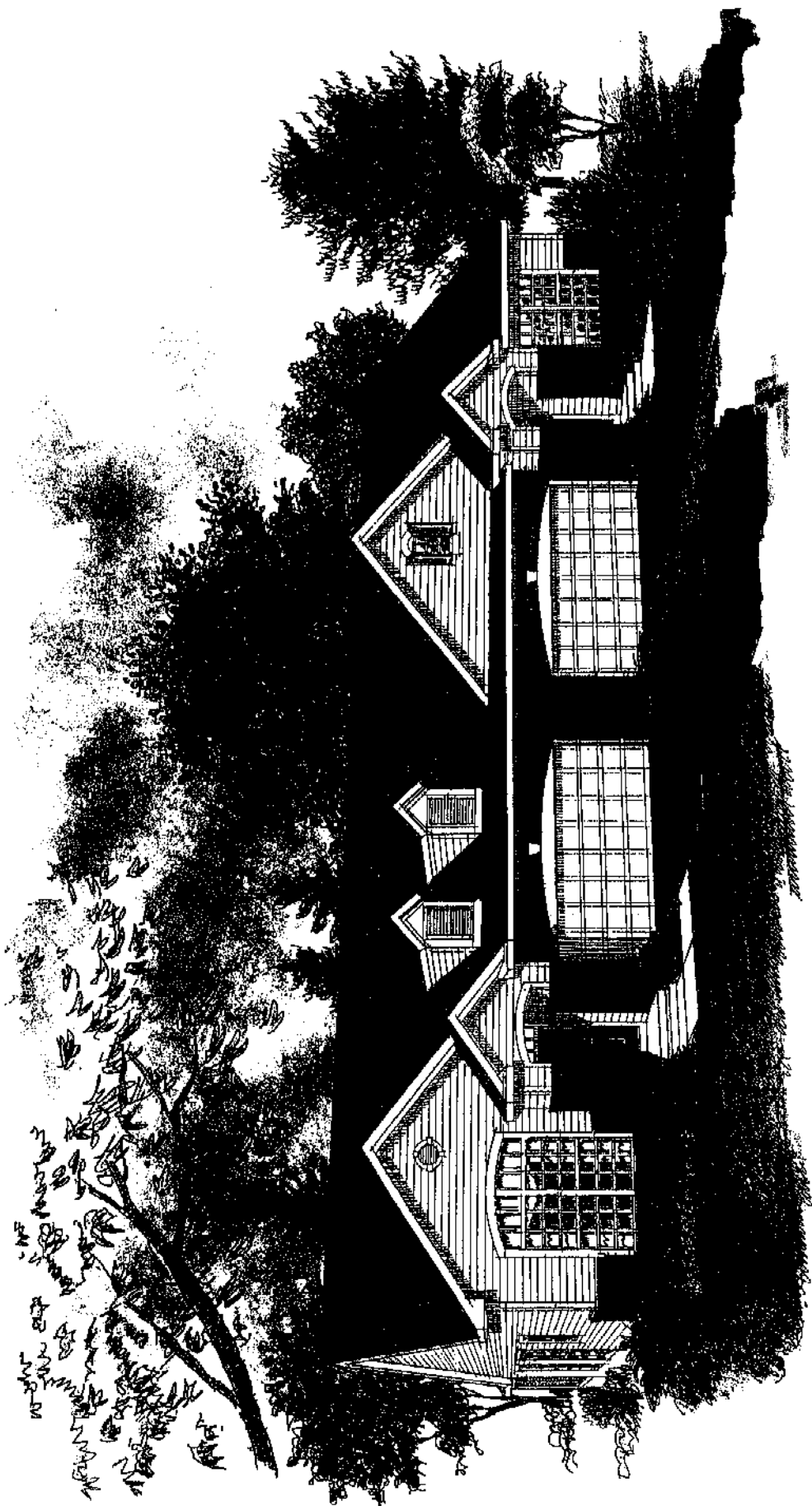
Mary Salti _____
Mary Salti Date



Jasmine



Birchwood



ABBINGTON II

EXHIBIT "1"



Traditional Elevation



Colonial Elevation



Classic Elevation

**CENTEX
HOMES**

BECKONRIDGE II

EXHIBIT "1"



Colonial Elevation



Traditional Elevation

**CENTEX
HOMES**



Colonial Elevation



Traditional "C" Elevation



Traditional "D" Elevation

LANGHORNE

EXHIBIT "1"



Colonial Elevation



Traditional Elevation



Classic Elevation

**CENTEX
HOMES**

MERRIMAC

EXHIBIT "1"



Traditional Elevation



Classic Elevation



**CENTEX
HOMES**

SAYBROOK

EXHIBIT "1"



Traditional Elevation



Colonial Elevation

**CENTEX
HOMES**

STERLING II

EXHIBIT "1"



Colonial Elevation



Tudor Elevation



Classic Elevation

**CENTEX
HOMES**

SOUTHPOINT



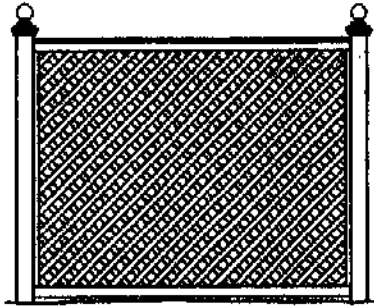
Traditional Elevation



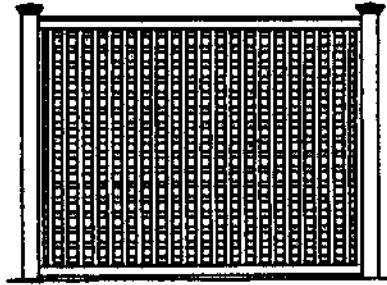
Colonial Elevation

**CENTEX
HOMES**

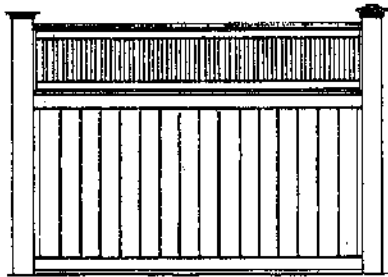
FENCE GUIDE⁷¹



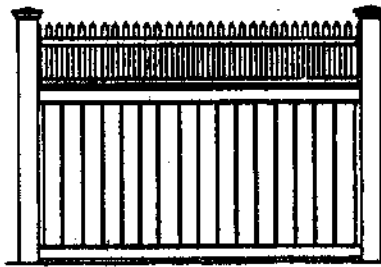
DIAGONAL LATTICE



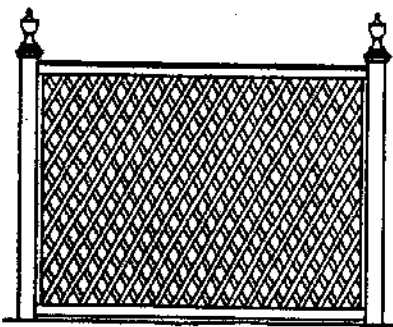
VERTICAL & HORIZONTAL LATTICE



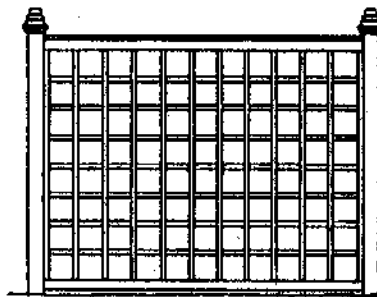
UNIVERSAL with SUFFOLK TOPPER



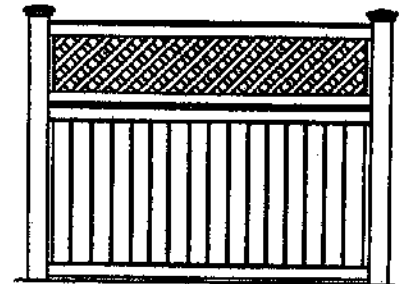
UNIVERSAL with HIGHLAND TOPPER



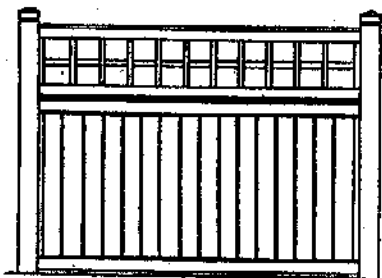
VICTORIAN LATTICE



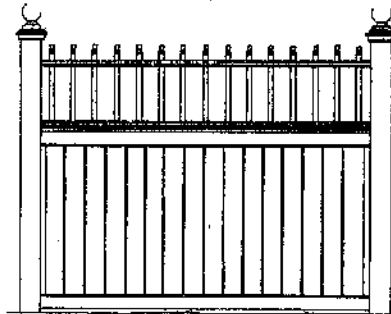
ENGLISH LATTICE



UNIVERSAL with DIAGONAL LATTICE TOPPER



UNIVERSAL with ENGLISH LATTICE TOPPER



UNIVERSAL with SPINDLE TOPPER

SEMI - SCREEN

CLAYBROOKE CROSSING

**110 ± ACRES, HAUGHN AND ORDERS ROADS
GROVE CITY, OHIO**

CR 78-02
EXHIBIT "A"
RECEIVED

2002 OCT 24 AM 11:25

**74.5 ± ACRES ZONED PLANNED UNIT DEVELOPMENT - RESIDENTIAL (PUD-R)
AND
CITY OF GROVE CITY**

35.7 ± ACRES ZONED SINGLE FAMILY RESIDENTIAL (R-1)

Applicant:

Centex Homes
2550 Corporate Exchange Drive Ste 10
Columbus OH 43231-1660

DEVELOPMENT STANDARDS TEXT

Text Date:

October 21, 2002

I. PROJECT INTRODUCTION

This Claybrooke Crossing Development Standards Text establishes development standards for the development of 110± acres of land bounded by Haughn Road to the east, Orders Road to the south and a vacant 82.6± acre parcel to the west, in Grove City Ohio as more particularly described in the legal descriptions submitted with the application for development plan approval (the "Property").

The Property is divided into two parcels. Parcel 1 consists of 74.7 acres of land and was rezoned to the PUD-R zoning classification on November 4, 2002, by Ordinance No. C-84-02. Parcel 1 is divided into Subarea A which was rezoned for residential condominium development and Subarea B which was rezoned for single-family residential development as set forth in the Zoning Text, dated August 13, 2002, attached to Ordinance No. C-84-02.

Parcel 2 consists of 35.7 acres and is zoned Single-Family Residential (R-1).

- II. PARCEL 1.** Except as otherwise specified herein, Parcel 1 shall be developed in accordance with the Development Plan containing ten (10) pages, dated October 15, 2002 subject to minor changes due to final engineering (the "Plan").

A. Subarea A Development Standards (16.9± acres). Subarea A will be developed with residential condominiums as permitted in the Zoning Text. In addition to the Plan and this Text, the buildings constructed in Subarea A shall be built in compliance with the architectural elevations submitted as part of the application for Development Plan approval subject to minor changes due to architectural or engineering refinement of the units as approved by the City Administrator.

(1). Height, Setbacks, Home Sizes

- (a). No building shall exceed two stories or thirty-five (35) feet measured from the grade of the building's front elevation.
- (b). Setbacks along the Interior Road (as shown on the Plan) shall be twenty-five (25) feet from the right-of-way.
- (c). Setbacks along realigned Haughn Road (as shown on the Plan) shall be thirty (30) feet from the right-of-way.
- (d). All interior building setbacks shall be a minimum of thirty (30) feet from adjacent property lines.
- (e). All condominium units shall have minimum floor areas, exclusive of basements, attics, garages, garage spaces, unheated porches, decks, set forth below:
 - (i). All ranch units shall have a minimum floor area of 1,400 square feet per unit.

- (ii). All two-story units shall have a minimum floor area of 1,700 square feet per unit.

(2). Access & Parking

- (a). Two (2) full permanent curb cuts to the development, one from realigned Haughn Road, one from the Interior Road shall be permitted.
- (b). The condominium documents shall provide that no parking shall be allowed on interior roadways.
- (c). The main access road from the realigned Haughn Road shall be thirty-six (36) feet in width face-to-face of curb and extend into the site 100 feet and taper to a 25 to 1 ratio to the loop road system. Interior Roadways shall incorporate curbs and shall be twenty-four (24) feet in width face to face of curb and driveways shall be eighteen (18) feet in width.
- (d). All units shall have a two-car attached garage, with parking permitted in driveway in front of the garage door.
- (e). All interior roadways shall be private and their connection to public right-of-way has been reviewed and approved by the City Engineer.
- (f). There will be a minimum additional fifteen (15) off-street parking spaces provided throughout the development.
- (g). No buildings within seventy-five (75) feet of public road right-of-way shall back onto said public roads.

(3). Dumpsters & Mailboxes

- (a). No centralized dumpsters shall be used, and each unit shall have residential trash pick-up.
- (b). Mailboxes to be in banks, subject to applicable U.S. Postal Service regulations.

(4). Building Design

- (a). Building details shall include the following:
 - (i). Shingles - Black Dimensional GAF Timberline 30 year

- (ii). Siding - White Certainteed Triple Three .044 Grade or better
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 - (vi). Windows - White Silverline Series
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 - (viii). Patio - Concrete or Brick Option
 - (ix). Soffit and Fascia - White Vinyl Soffit and White Aluminum Coil Stook Fascia
 - (x). Flashing - 16 Gauge Apron Flashing
- (b). A minimum of 50% of any building elevation within 75' of public road right-of-way and fronting on said right-of-way shall be brick. In calculating the exterior wall finish percentage, windows and doors, including garage doors shall not be included.
 - (c). Subarea A will be developed with a mix of one-bedroom (with den) and two and three-bedroom ranch units and two and three bedroom two-story units.
 - (d). Fireplaces and patios to be offered as an option by the Developer. Soil conditions permitting, basements will also be provided as an option to buyer.
 - (e). All units will have either a vaulted or cathedral ceiling as a design element in a portion of the unit.

(5). Lighting

- (a). Interior site lighting will be provided by residential type streetlights. The lighting poles shall have lantern type fixtures. All lighting poles and fixtures shall be uniform in design and be black in color. No pole lighting standards shall exceed a total of twelve (12) feet in height.
- (b). Main entry feature signage shall be landscaped and lit with concealed uplights.

(6). Landscaping, Buffering & Open Space

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- (b). A typical landscape plan for the units shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). A gate house covering the water meter may be constructed within the building setback of the Interior Road as shown on the Development Plan. The size and architectural elevation of the gatehouse shall be approved by the Grove City Chief Building Official (the "CBO"). The gatehouse shall generally be 12' by 18' and approximately 17 feet in height measured to peak of roof. Roof shall be a minimum pitch of 8/12 with black shingles.
- (d). Any above ground utility connections shall be landscaped. Any portion of a building having two or more gas or electric meters located side-by-side shall be landscaped with evergreens to improve visual impact.

(7). Graphics

- (a). Permanent entry features may be located at the entrances. Detail is shown on pages 6, 7 and 8 of the Development Plan and approved as part of the approval process.
- (b). Directional signage will be used within the development and shall conform to City of Grove City standard.

B. Subarea B Development Standards (57.8 acres). Subarea B will be developed with single-family residential homes as permitted in the Zoning Text.

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- (a). No building shall exceed two stories or thirty five (35) feet in height as measured at the grade of the front elevation of the building.
- (b). Building setbacks from public road right-of-way shall be as shown on the Plan. The building setbacks from Haughm Road and the Interior Road may be reduced to 30' provided garages are side loaded.
- (c). A thirty (30) foot open space/no build zone area shall be established along the north property line of Subarea B. Within the area, no buildings or structures, except fences shall be permitted. Landscaping and gardens shall be permitted within the area.

- (e). Minimum house sizes shall be 1,600 square feet for ranch and one and one-half story homes and 1,800 square feet for two-story homes. All homes built on lots with lot widths of less than 80' shall be a minimum size of 1,900 square feet. All model homes shall be a minimum of 2,000 square feet in size. At least 50% of all model homes constructed on the Property shall be one of the homes depicted on Exhibit 1 hereto.

(2). Building and Lot Design

- (a). Except as otherwise shown on the Plan, no homes shall back onto public roads.
- (b). Those lots on which homes face frontage along the Interior Road and Haughn Road shall be developed with driveways of a size sufficient to allow cars to turn around and head out of the lot onto those roadways. Turn around detail are shown on the Development Plan.
- (c). Soil conditions permitting, homes shall have full or partial basements.
- (d). Roof gables on the front elevation of all homes shall have a roof pitch of 7/12 or greater.

Deleted: Roof pitches shall be 6/12 or greater.

(3). Landscaping

- (a). Applicant may construct a walking path and other similar amenities within the floodway and floodway fringe, but no buildings intended for residential occupancy shall be located therein.
- (b). Landscaping, including buffer areas, are shown on the landscape plan which shall be reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). An entry feature to Subarea B shall be established on Haughn Road. The entry feature, including structures, may be constructed within the established building setback.
- (d). A landscape buffer along Haughn Road shall be established across any lot which backs on to Haughn Road.
- (e). A typical landscape plan for the homes shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.

(4). Lighting

Decorative street lighting will be installed with the completion of each section (12' poles, HADCO lighting and black aluminum poles). Interior street lighting will be on alternating side of the street. All lighting shall be cut-off, down or up-cast as required by Grove City ordinances, and no unshielded wall-pack lighting will be used.

(5). **Pools**

No above-ground swimming pools shall be erected or permitted.

(6). **Mailboxes**

Each single-family home will have the same style pole mounted mailbox, installed by builder as depicted on the Plan.

(7). **Fences**

Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Wood or vinyl fences, with a maximum height of 4 feet, will be permitted along property lines behind building setbacks (see Exhibit 2). Notwithstanding the foregoing, decorative screening around patios approved by the developer or home owners' association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height may be permitted.

Deleted: wood fences

Deleted: screening

III. PARCEL II (35.7± acres). Parcel II shall be developed under the R-1 development standards except as hereinafter set forth:

(1). **Setback Requirements**

- (a). Building setback requirements from public roads shall be shown on Development Plan. The building setbacks from Haughn Road and the Interior Road may be reduced to 30' provided garages are side loaded.
- (b). A thirty (30) foot open space/no building zone area shall be established along the north property line of Parcel 2. Within the area, no buildings or structures, except fences shall be permitted. Landscaping and gardens shall be permitted within the area.

(2). **Building and Lot Design**

- (a). Except as otherwise shown on the Plan, no homes shall back onto public roads.
- (b). Those lots on which homes face frontage along the Interior Road shall be developed with driveways of a size sufficient to allow cars to turn around and head out of the lot onto the Interior Road.

- (c). Soil conditions permitting, homes shall have full or partial basements
- (d). Roof gables on the front elevation of all homes shall have a roof pitch of 7/12 or greater.

Deleted: Roof pitches shall be 6/12 or greater.

(3). Landscaping

- (a). Applicant may construct a walking path and other similar amenities within the floodway and floodway fringe, but no buildings intended for residential occupancy shall be located therein.
- (b). Landscaping, including buffer areas, are shown on the landscape plan which shall be reviewed and approved by the City's Urban Forester as part of the Development Plan approval.
- (c). A typical landscape plan for the homes shall be submitted and reviewed and approved by the City's Urban Forester as part of the Development Plan approval.

(4). Pools

No above-ground swimming pools shall be erected or permitted.

(5). Mailboxes

Each single-family home will have the same style pole mounted mailbox, installed by builder, as depicted on the Plan.

(7). Fences

Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools. Wood or vinyl fences, with a maximum height of 4 feet, will be permitted along property lines behind building setbacks (see Exhibit 2). Notwithstanding the foregoing, decorative screening around patios approved by the developer or home owners' association located immediately adjacent to dwellings for the purpose of providing privacy and not exceeding 5' in height may be permitted.

Deleted: wood fences

Deleted: screening

IV. General Requirements for both Parcel I and II.

- (1). The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
- (2). Subject to the approval of the utility provider, all new utility lines for this development shall be installed underground.
- (3). Developer to provide 40 feet from the centerline of Orders Road for roadway purposes.

V. General Requirements for Subarea B of Parcel I and Parcel II.

- (a). A minimum of 55% of all single-family homes constructed on the Property shall be from the Centex Homes Classic Series. Elevations of the current homes comprising the Classic Series are depicted on Exhibit 1 (8 pages) attached hereto. Subject to the approval of the CBO, applicant may add new models to the Classic Series provided the new models are not significantly different in house size or exterior building elevation from those homes attached hereto as Exhibit 1. Applicant may also make minor architectural changes to those homes attached hereto, subject to the approval of the CBO.
- (b). In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than 2 lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side. Additionally, home brick colors may not be repeated side-by-side or directly across the street and home siding colors cannot be repeated side-by-side.

~~Deleted:~~ In order to prevent excessive duplication of any particular home style, no home having the same house plan elevation may be built side-by-side or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side. Additionally, home brick colors may not be repeated side-by-side or directly across the street and home siding colors cannot be repeated side-by-side.

V. Penalty.

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

Applicant, for itself, its successors and assigns, including successor's owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

Signature of Applicant Date

Signature of Owner Date

Approved:

Richard L. Stage Date
City Administrator

Signature of Owner Date

Signature of Owner Date

The City of Grove City, Ohio

P.O. Box 427 • 4035 Broadway • Grove City, Ohio 43123-0427
(614) 277-3000

CHERYL L. GROSSMAN
Mayor

MEMORANDUM

To: Honorable Members of City Council and Planning Commission Members
From: Mary L. Bearden, Development Director *MLB*
Date: October 25, 2002
Re: Claybrooke Crossing Development Standards Text

Attached please find a revised Development Standards Text for the above referenced project pursuant to the October 22, 2002 Planning Commission meeting.

The Clerk of Council has been provided a copy of the remedies so as the stipulations can be removed from the Ordinance presented to Council.

cc: Mayor Grossman
R. Stage, City Administrator